

## Strategic Environmental Assessment of the Orkney Local Development Plan Proposed Plan (2016)

### Appendix C.4 Assessment of the East Mainland and Linked South Isles Land Allocations

#### LEGEND:

++	+	0	?	-	--
Significantly positive	Positive	Minor or neutral	Uncertain	Adverse	Significantly adverse

BURRAY VILLAGE			Source of site suggestion: Carried forward from the Orkney LDP 2014		Summary Description: Burray Village is the main settlement on Burray. It originated as the main service centre on the island, and as a centre for the herring fishery. In the nineteenth century the village extended little beyond the main row of buildings on Village Road, a smithy and fish processing works along the shore, and the school and hall further up the hill. Whilst the sealing of Water Sound by blockships during the First World War effectively ended the village's fishery, the construction of the Churchill Barriers in the 1940s connected the island to Mainland and South Ronaldsay, and allowed the population, extent and facilities of the village to grow significantly to the west and east in a loose grid pattern. Sites BV-3 and BV- 6 are undeveloped areas already within the settlement boundary which is indicated in the current LDP. Site BV-3 is adjacent to the northern boundary whereas site BV-6 is in the east of the settlement. A development brief will be required which jointly covers allocations BV-4 and BV-5.		
OLDP 2014	MIR 2015	OLDP 2017	Site size ha	Current Use: Agriculture			
BV-B	1	BV-1	1.00				
BV-A	2	BV-2	1.20				
	3	BV-3	0.40				
BV-C	4	BV-4	2.74				
BV-D	5	BV-5	1.80				
	6	BV-6	0.90				
Site assessment question			Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
<b>Climate change</b>							
Is the proposal close to a range of facilities? Can			Population	Facilities available in Burray Village	+	N/A	+

these be accessed by public transport?	and Human health	include a Primary School, shop, post office, pier, slipway and a licensed hotel. The village is on the route of the X1 scheduled bus service which links it with Kirkwall, Stromness and St Margaret's Hope.			
Is the proposal protected from prevailing winds?		The village is protected from northerly winds; however it is relatively open to winds from the south-east, south and south-west.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		Yes, the village has a southerly aspect and makes good use of solar gain.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Areas that are adjacent to the coast are vulnerable to coastal flooding. The eastern boundary of site 5 is vulnerable to drainage flooding from the Burn of Sutherland.	-	Settlement statement requires the preparation of Flood Risk Assessments to establish the potential for coastal or drainage flooding on sites BV-1, BV-5 and BV-6.  It also highlights the requirement for development to avoid areas that are identified as being at risk of flooding.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	No.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					

To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		An area towards the eastern end of the village is identified as the Sutherland Links LNCS. The links habitat supports diverse flowery habitat and is one of the best sites in Orkney for the nationally scarce great yellow bumblebee. The Burn of Sutherland which flows through the site is used by otters.	?	The settlement statement notes the presence of the LNCS.	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		The Burn of Sutherland flows through the eastern part of the village.	?	The settlement statement notes the presence of the burn and requires a development –free buffer zone to be maintained.	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Otters are known to use the burn of Sutherland and may also use neighbouring ditches as access routes.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Development of site 6 could encroach upon the burn.	?	The settlement statement notes the presence of the burn.	0
<b>Water</b>					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River	Water	Development of site 6 could encroach upon the Burn of Sutherland.	-	The settlement statement notes the presence of the burn and requires a	?

Basin Management Plan? Can the proposal connect to the public foul sewer?		There is currently limited capacity at Burray waste water treatment works; however, should demand exceed available capacity, Scottish Water will initiate a Growth Project once one development meets the 5 Growth Criteria.  Burray Village is one of the areas highlighted by SEPA where proliferation of private waste water systems has led to a cumulative impact on the water environment.		development –free buffer zone to be maintained.  Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Uncertain – this would depend upon how access to site 6 could be achieved.	?	The settlement statement notes the presence of the burn and requires a development –free buffer zone to be maintained.	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	Sites 1, 3 and 6 are on greenfield land which is classed as 5 <sub>2</sub> <i>Capable of use as improved grassland.</i>	-	The sites are within the village boundary, therefore their development is considered to be a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce	Material Assets and	No.	0	N/A	0

contamination?	Soils				
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Burray is not within the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	All three new sites are within the settlement boundary.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape character Assessment (1998) describes the landscape character of Burray Village as Inclined Coastal Pastures. It recommends that new development should avoid skylining where possible and should be oriented in relation to the coast, reflecting vernacular tradition in distribution and design.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .  Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply	0

Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	Westshore store is a category B listed buildings.	?	The settlement statement highlights the presence of this building.	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	Unlikely.	0	N/A	0

<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	Yes the Burray Primary School is located within the village.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	An area previously classified as open space has been de-classified as it was not thought to be publicly accessible. Although core path B4 crosses part of this area removal of the open space designation will not affect right of access.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	There are two core paths in the village – B3 and B4.	+	The settlement statement requires new development to provide opportunities for pedestrian access to and through new development. It also requires pedestrian access to be provided from BV-1 to the path along the shore.	+
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling	Human health	No.	0	N/A	0

operation?					
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is currently capacity at Burray waste water treatment works; however, should demand exceed available capacity, Scottish Water will initiate a Growth Project once one development meets the 5 Growth Criteria.  A 3" PVC water main runs along the western boundary of BV-1.	?	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.  The settlement statement notes the presence of the water main and requires the developer to contact Scottish Water.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Development and expansion of the village would require road improvements, new footways, speed limit extensions, street lighting and the upgrading of existing drainage infrastructure.	-	The settlement statement highlights the need for road and infrastructure improvements.	0

<b>DALESPOT</b>			<b>Source of site suggestion:</b> Submitted in response to the Call for Sites.	<b>Summary Description:</b> Dalespot is a proposed new settlement. It is located on the east side of the A 961, approximately 3 km to the south of Kirkwall.  Only one option is proposed for Dalespot.  A development brief would be required for this site.		
<b>MIR 2015</b>	<b>OLDP 2017</b>	<b>Size: ha</b>	<b>Current Use: Agriculture</b>			
1 2	DA-1 (2.7ha)	2.7 1.13				
<b>Site assessment question</b>			<b>Related SEA topic</b>	<b>Comment</b> Information available – GIS/site visit?	<b>Scoring pre mitigation</b>	<b>Mitigation</b>
						<b>Scoring post mitigation</b>

Climate change					
Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	There is a garden centre and garage at Dalespot. It is located on the route of the X1 scheduled bus services which links it with St Margaret's Hope, Kirkwall and Stromness.	+	N/A	+
Is the proposal protected from prevailing winds?		It is moderately protected from westerly winds; however it is more open to the north, east and south.	0	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		Site is relatively open and makes good use of solar gain.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Parts of the proposed settlement are at risk of drainage flooding; however these areas do not include the proposed land allocations.	-	The potential risk of flooding is noted in the settlement statement.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
Biodiversity, Flora and Fauna					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		Dalespot is remote from any locally important designation and is therefore unlikely to have any effect on their qualifying interests.	0	N/A	0

To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently improved grassland.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Drainage ditches may be used by otters as access routes.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
<b>Water</b>					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?  Can the proposal connect to the public foul sewer?	Water	There are drainage ditches in the area, including along the eastern boundary of the proposed settlement; however there is no defined water course.  There is no option to connect to a public sewer.	-	The settlement statement notes the presence of drainage ditches.  Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	?	The settlement statement notes the presence of a watercourse adjacent to site DA-1	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0

For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	Site is on greenfield land which is classed as 4 <sub>2</sub> capable of producing a narrow range of crops.	-	Dalespot has been identified as a rural settlement.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Dalespot is not within the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement	Landscape	This would be a new settlement; there are already a few houses in the area which is	?	New development should comply with Policy 9 <i>Natural Environment and</i>	0

boundaries, existing townscape and character of surrounding area?		otherwise surrounded by agricultural land.		<i>Landscape.</i> Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.  The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment identifies this area as the <i>Plateau Heaths &amp; Pasture</i> character type. It notes that the open plateau makes built structures highly visible from within the landscape	?		0
<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, &	No.	0	N/A	0

	links with landscape				
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	No – the nearest facilities are in Kirkwall, which is 3 km to the north.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Further development at Dalespot would not affect accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	There are no core paths or other key access networks in the area.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Any options for enhancement will be considered through the development brief. Further guidance is available in the Orkney Open Space Strategy.	?

<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is no option to connect to a public sewer.	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Access into Dalespot is currently from the A961 with no speed restrictions, footways or street lighting. No new accesses would be permitted onto the A961 and further development should consider upgrading the private road to a higher standard, potentially for adoption. This would be dependent on the density of housing planned and be detailed in the Traffic Assessment and /Development Briefs.	-	The settlement statement requires future development to provide pedestrian access to local footpaths, public transport and services.	0

HERSTON			Source of site suggestion: Submitted in response to the Call for Sites	Summary Description:		
MIR 2015	OLDP 2017	Site size: ha	Current Use: Agriculture	Herston is a proposed new settlement and is located on the south shore of Widewall Bay in South Ronaldsay. It originated as a fishing station during the eighteenth and nineteenth centuries, constructed as a single line of houses parallel to the shore. The settlement had reached its current extent by the beginning of the twentieth century; a notable later development was the creation of the green area along the shore at the north end of the settlement.  Only one option is proposed for Herston.		
1	HE-1	0.78				
Site assessment question		Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
<b>Climate change</b>						
Is the proposal close to a range of facilities? Can these be accessed by public transport?		Population Human health	The only facilities at Herston are a post box and slipway. Herston is not on a scheduled bus route.	-	N/A	-
Is the proposal protected from prevailing winds?			The higher land masses of Herston Head to the south and Hoxa Head to the west provide protection from NW, W and SW winds.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?			Herston has a north-easterly aspect and may not benefit from direct sunlight for the entire day..	0		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?		Water Human health	Site 1 is not considered to be at risk of flooding.	0	N/A	0
Could development of the proposal help alleviate any existing flooding problems in the		Water	Unlikely.	0	N/A	0

area?					
<b>Biodiversity, Flora and Fauna</b>					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The proposal is unlikely to affect protected species.	0	N/A	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
<b>Water</b>					
Could the proposal result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	There is currently no public sewer in Herston and this is one of the areas highlighted by SEPA where proliferation of private waste water systems has led to a cumulative impact on the water environment.	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Could the proposal have a direct impact on the	Water	No.	0	N/A	0

water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)					
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on the proposal.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water Human health	No.	0	N/A	0
<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material assets Soils	Site 1 is on greenfield land. The land is identified as category 4 <sub>2</sub> , capable of producing a narrow range of crops.	-	The site borders existing housing in the settlement; therefore its development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material assets Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic factors Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		The proposal is remote from any of Orkney's national geodiversity sites and its development is unlikely to have any effect on their integrity.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by		The proposal is remote from any of Orkney's local geodiversity sites and its	0	N/A	0

the proposal?		development is unlikely to have any effect on their integrity.			
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The proposal is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Although there is already considerable development in the area Herston is proposed as a new settlement.  The Orkney Landscape Character Assessment (1998) classifies this area as the Coastal Basin landscape character type. It recommends that new buildings should be oriented with respect to the contours of the land and with the sea.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .  Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	Uncertain. Proximity to the sea and the semi-enclosed nature of Widewall Bay are important features of the landscape of Herston. Inappropriately designed and / or sited development could impact on the character of the landscape. There is no wild land in the area.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character..	0
<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with	No.	0	N/A	0

	landscape				
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	Unlikely.	0	N/A	0
<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	St Margaret's Hope Community School is approximately 6 km to the north.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population Human health Material assets	The proposal would not affect open space or connectivity.	0	N/A	0

To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population Human health Material assets Climatic factors	The proposal would not affect core path links or other key access networks such as cycle paths, coastal paths and rights of way.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population Human health Material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is currently no public sewer in Herston and this is one of the areas highlighted by SEPA where proliferation of private waste water systems has led to a cumulative impact on the water environment.	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets Climatic factors	Development Briefs and Transport Assessments would be required for any proposed sites, outlining the full extent of the proposals.	0	N/A	0

<b>HILLHEAD</b>			<b>Source of site suggestion:</b> Brought forward from Orkney LDP 2014.		<b>Summary Description:</b> Hillhead is a rural settlement in Deerness. It developed during the second half of the twentieth century around a school and a cluster of farms on the main road through Deerness. To this a small amount of housing has been added along the north side of the road, together with a general store.		
<b>OLDP 2014</b>	<b>MIR 2015</b>	<b>OLDP 2017</b>	<b>Site size: ha</b>	<b>Current Use:</b> Agriculture			
H-A	1	HH-1	1.00				
H-C	2	HH-2	0.90				
H-D	3	HH-3	0.90				
<b>Site assessment question</b>			<b>Related SEA topic</b>	<b>Comment</b> <b>Information available – GIS/site visit?</b>	<b>Scoring pre mitigation</b>	<b>Mitigation</b>	<b>Scoring post mitigation</b>
<b>Climate change</b>							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	There is a shop in Hillhead and the Deerness Community Centre and children's play park is located less than 1km to the east. The settlement is also on the Service 3 scheduled bus route which links Deerness with Kirkwall,	+	N/A	+
Is the proposal protected from prevailing winds?				Hillhead benefits from a degree of shelter from northerly winds.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?				This area has a southerly aspect and makes best use of solar gain in the morning and afternoon.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional			Water and	No, however buffer strips may be needed to small drainage ditches in sites	?	The site statement notes the presence	0

flood risk elsewhere?	Human Health	1 and 3. Consider as part of site drainage arrangements unless any other information suggests they may pose risk of flooding.		of drainage ditches and the possible requirement for buffer zones..	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	No.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently improved grassland.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The proposal is unlikely to affect protected species.	0	N/A	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
<b>Water</b>					

<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>Unlikely.</p> <p>The existing Nethersands WWTW is very small and is approximately 300-400 m away from the sites. The developer should contact SW as early as possible to discuss whether it will be economically feasible to connect.</p>	?	The settlement statement highlights the need for early consultation with Scottish Water.	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	Unlikely.	0	N/A	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
<p>Is the proposal on greenfield or brownfield land?</p> <p>Does it result in the loss of high quality agricultural land?</p>	Material Assets and Soils	<p>The sites are on greenfield land which is classed as 4<sub>2</sub> Land capable of producing a narrow range of crops.</p>	-	The sites are within the settlement boundary; therefore their development is considered a sustainable option.	0
<p>Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?</p>	Material Assets and Soils	No.	0	N/A	0
<p>Is the proposal on peatland and could the</p>	Climatic Factors	No.	0	N/A	0

development of the site lead to a loss of peat?	and Soils				
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Development of these sites would not affect any national or local landscape designation.	0	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The sites are located within the current settlement boundary.	?	Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment identifies this area as the <i>Undulating Island Pastures</i> character type. It recommends that new development should be confined to areas where more varied topography offers some opportunity for screening. Any expansion of nucleated hamlets should be done with respect to the existing form of the settlement and to the vernacular building tradition.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0
<b>Cultural Heritage</b>					

Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	The former Deerness School, including boundary walls and toilet block are category C listed buildings.	0	The settlement statement notes the presence of the listed buildings and requires development of HH-1 to avoid adverse effect on the buildings and their setting.	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	Unlikely.	0	N/A	0
<b>Service Infrastructure</b>					

Are there educational or health facilities nearby?	Population	St Andrews Primary School is located approximately 6 km to the west. The nearest health facilities are located in Kirkwall.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Development of the proposal is unlikely to affect open space provision.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Development of the proposal is unlikely to affect core path links or other key access routes.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing	Material assets	The existing Nethersands WWTW is very small and is approximately 300-400 m	0	The settlement statement	0

constraints, e.g. waste water treatment capacity?		away from the sites. The developer should contact SW as early as possible to discuss whether it will be economically feasible to connect.		highlights the need for early consultation with Scottish Water.	
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Development in this area would require road improvement works, including new footways, extension of street lighting and the possible introduction of a speed limit.	-	The settlement statement requires the provision of pedestrian access.	0

<b>LIGHTHOUSE CORNER</b>			<b>Source of site suggestion:</b> Suggested following the Orkney LDP review.	<b>Site History/Previous planning applications, existing local plan policies and proposals:</b>		
<b>MIR 2015</b>	<b>OLDP 2017</b>	<b>Site size: ha</b>	<b>Current Use:</b> <b>Agriculture</b>	Lighthouse Corner is a rural settlement in Deerness. Historically this area was occupied by loosely-scattered housing and farmsteads similar in character to the surrounding countryside. During the second half of the twentieth century the density of settlement gradually increased due to the construction of new dwellings and the expansion of existing farms.		
1	LC-1	0.20				
2	LC-2	0.30				
3	LC-3	0.80				
<b>Site assessment question</b>		<b>Related SEA topic</b>	<b>Comment</b>	<b>Scoring pre mitigation</b>	<b>Mitigation</b>	<b>Scoring post mitigation</b>
<b>Climate change</b>						
Is the proposal close to a range of facilities? Can these be accessed by public transport?		Population and Human health	This cluster of houses is on the route of the Service 3 scheduled bus route which links Deerness with Kirkwall. It is less than 2km from the local shop.	+	N/A	+
Is the proposal protected from prevailing			The proposal benefits from a degree of	+	Policy 2 <i>Design</i> requires	+

winds?		shelter from northerly winds.		new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	
Site aspect – does the proposal make best use of solar gain?		This area has a southerly aspect and makes best use of solar gain in the morning and afternoon.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	No.	0	N/A	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The proposal is unlikely to affect protected species.	0	N/A	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0

habitat fragmentation or greater connectivity?					
<b>Water</b>					
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	Unlikely, however there is currently no public sewer at Lighthouse Corner.	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	There is a drainage ditch at the south end of the settlement.	0	The settlement statement notes the presence of the ditch.	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on the proposal.	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
<p>Is the proposal on greenfield or brownfield land?</p> <p>Does it result in the loss of high quality agricultural land?</p>	Material Assets and Soils	Sites 1 and 2 are on greenfield land which is classed as 4 <sub>2</sub> capable of producing a narrow range of crops.	-	Lighthouse Corner has been identified as a rural settlement.	0
<p>Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?</p>	Material Assets and Soils	No.	0	N/A	0

Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	Lighthouse Corner is not within the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	This would be a new settlement; there are already a few houses in the area which is otherwise surrounded by agricultural land.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .  Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment identifies this area as the <i>Undulating Island Pastures</i> character type. It recommends that new development should be confined to areas where more varied topography offers some opportunity for screening. Any expansion of nucleated hamlets should be done with respect to the existing form of the settlement and to the vernacular building tradition.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0

<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0

<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	St Andrews Primary School is located approximately 8 km to the west. The nearest health facilities are located in Kirkwall.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Development of the proposal is unlikely to affect open space provision.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	Development of the proposal is unlikely to affect core path links or other key access routes.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					

<p>Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?</p>	<p>Material assets</p>	<p>Uncertain. There is no public waste water treatment provision on site.  A 3" AC water main appears to run along the inside edge of the site where it borders the road. The developer should contact Scottish Water as early as possible to discuss how this asset may impact on how this site is developed.</p>	<p>?</p>	<p>Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.  The settlement statement notes the presence of the water main.</p>	<p>0</p>
<p>Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?</p>	<p>Material assets and climatic factors</p>	<p>There are no footways or street lighting; however the area is covered by a 40mph speed limit. The roads are relatively narrow and may require passing places or road widening with provision for footways and associated street lighting. Development Briefs and Transport Assessments are required for any proposed sites, outlining the full extent of the proposals.</p>	<p>-</p>	<p>The settlement statement requires the provision of pedestrian access.</p>	<p>0</p>

<b>ST MARGARET'S HOPE</b>			<b>Source of site suggestion:</b> Submitted in response to the Call for Sites.		<b>Summary Description:</b> St Margaret's Hope is a village in South Ronaldsay, and is the third-largest settlement in Orkney. The area has been inhabited since the Norse period; the present core of the village, based around Front Road, Back Road and Cromarty Square, developed in the nineteenth and early twentieth centuries as a centre for herring fishery. Modern development has mainly consisted of housing developments around this core, including to the west of Cromarty Square, at the east end of Marengo Road, and around St Margaret's Road, which was built to the south of the village core in 2009 to provide better access for through traffic to the pier. St Margaret's Hope is the largest settlement in South Ronaldsay, and as such acts as a local service centre, providing goods and services to the immediate area. It is also a key transport hub for freight and passengers travelling between Caithness and Orkney.
OLDP 2014	MIR 2015	OLDP 2017	Site size: ha	Current Use: Agriculture	
SMH-F	1	SMH-1	0.30		
SMH-H	2	SMH-2	1.60		
SMH-B	3	SMH-3	0.60		
SMH-G	4		1.60		
SMH-D	6	SMH-4	0.50		
SMH-E	7	SMH-5	1.00		
	8	Removed	1.70		

				Site 8 is located adjacent to the eastern boundary of St Margaret's Hope. It is included in Option 2 but not Option 1. It has not been included in the Proposed Plan. A Masterplan for St Margaret's Hope was prepared in 2015..		
Site assessment question	Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation	
<b>Climate change</b>						
Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	Yes, facilities in the villages include a primary school, doctor's surgery, church, shops and bars / restaurants. These are within approximately 5-10 minutes walking distance.  The X1 scheduled bus service links St Margaret's Hope with Kirkwall and Stromness.	+	N/A	+	
Is the proposal protected from prevailing winds?		The proposal is protected from winds from the NW, W and SW	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+	
Site aspect – does the proposal make best use of solar gain?		No, it has a north-easterly aspect.	-		+	
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Part of site 8 may be at risk of flooding. And coastal flooding is known to affect lower levels of SMH-5.	--	The settlement statement highlights flood risk issues and requires a development brief to be prepared for site SMH-5.  Site 8 has been removed.  The Orkney Local Flood	0	

				Risk Management Plan includes an action to undertake a flood risk study of the village.	
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					
To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		Otters may be present in the vicinity of watercourses. Bats are known to be present in the village and may establish roosts in buildings and mature trees.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.  The settlement statement highlights the potential presence of bats.	0

How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
<b>Water</b>					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?  Can the proposal connect to the public foul sewer?	Water	The proposal is close to St Margaret's Hope Bay which in turn forms part of Scapa Flow. The water quality and overall status of Scapa Flow are currently classed as good.  There is currently capacity at St Margaret's Hope waste water treatment works; however, should demand exceed available capacity, Scottish Water will initiate a Growth Project once one development meets the 5 Growth Criteria.	0	N/A	0
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	A canalised burn runs through the north-east corner of the settlement. A burn runs from the south-east of the settlement across the golf course, and then flows through a culvert under Cromarty Square into the sea.	?	The settlement statement notes the presence of the watercourses as well as the potential requirement for a development-free buffer zone alongside the watercourse at SMH-2.	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on the proposal.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0

<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	The proposal is on greenfield land. The land is identified as category 4 <sub>2</sub> , capable of producing a narrow range of crops.	-	The allocations are within on adjacent to the settlement boundary so the principle of development is considered to be a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		The proposal is remote from any of Orkney's national geodiversity sites and its development is unlikely to have any effect on their integrity.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		The proposal is remote from any of Orkney's local geodiversity sites and its development is unlikely to have any effect on their integrity.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The proposal is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development	Landscape	The allocations are within on adjacent to	?		0

does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		the settlement boundary .		The settlement statement provides design guidance which development should adhere to. Further guidance is provided in the St Margaret's Hope masterplan 2016.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Coastal Basin landscape character type. It recommends that new buildings should be oriented with respect to the contours of the land and with the sea.  There is no wild land in the area.	?		0
<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	There are a number of listed buildings in St Margaret's Hope.	?	These are mentioned in the settlement statement and addressed in the St Margaret's Hope masterplan 2016.	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	St Margaret's Hope's historic core is identified as a Conservation Area.	?	The settlement statement notes the presence of the Conservation Area.  The masterplan proposes a	0

				Conservation Area review to assess current boundary and discuss the potential for CARS/THI with Historic Environment Scotland.	
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	Yes, there are both educational and health facilities in the village.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	There are four areas of open space in the Hope. These are located at the Hope Community Play Park, the Hope Community School, Marengo Community Garden and Thorfinn Place.  Development of the allocations is unlikely to affect open space or connectivity.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths	Population, human health, material	The proposal is unlikely to affect core path links or other key access networks such as cycle paths, coastal paths and	?	Access is addressed in the Masterplan.	0

and rights of way?	assets or climatic factors	rights of way.			
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	The masterplan proposes the introduction of a landscape scheme to replace the unmaintained grassland opposite the Care Facility. Further guidance is available in the Orkney Open Space Strategy.	+
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is currently capacity at St Margaret's Hope waste water treatment works; however, should demand exceed available capacity, Scottish Water will initiate a Growth Project once one development meets the 5 Growth Criteria.	0	N/A	0
Are there any vehicular access constraints or	Material	Individual driveway accesses onto St	-	The settlement	0

opportunities - is the road network capable of accommodating traffic generated?	assets and climatic factors	Margaret's Road should be avoided as the road is a main distributor and feeder road for the village and, as such, road safety would be the main concern should the wish be to develop a "street". Limited access to site 7 could be provided through Marengo Square; this would be dependent upon the density of housing planned. Development of site 8 would require new footways and possible alterations to the current speed limit.		statement provides recommendations for future vehicular access provision.	
---	-----------------------------	---	--	---	--

<b>ST MARY'S</b>			<b>Source of site suggestion:</b> Submitted in response to the Call for Sites		<b>Summary Description:</b>		
<b>OLDP 2014</b>	<b>MIR 2015</b>	<b>OLDP 2017</b>	<b>Site size: ha</b>	<b>Current Use:</b> <b>Agriculture</b>			
<b>SM-A</b>	<b>1</b>	<b>STM-1</b>	<b>2.50</b>		<p>St Mary's is a village in Holm. It developed as a fishing village in the nineteenth and early twentieth centuries, primarily in the herring trade. After the sealing of Holm Sound during the First and Second World Wars this industry declined sharply, although the construction of the Churchill Barriers did temporarily expand the settlement during the early 1940s to provide accommodation and logistics support. During the second half of the twentieth and the early twenty-first centuries the village expanded significantly through the redevelopment of former military sites, a growth in housing and some commercial development.</p> <p>Sites STM-1 and STM-4 are located adjacent to the northern boundary of St Mary's, as indicated in the current LDP.</p> <p>Only one MIR option is proposed for St Mary's.</p>		
<b>SM-B</b>	<b>2</b>	<b>STM-2</b>	<b>0.90</b>				
	<b>3</b>	<b>STM-3</b>	<b>1.10</b>				
	<b>4</b>	<b>STM-4</b>	<b>4.30</b>				
<b>SM-D</b>	<b>5</b>	<b>STM-5</b>	<b>0.30</b>				
<b>SM-C</b>	<b>6</b>	<b>STM-6</b>	<b>3.20</b>				
<b>SM-E</b>	<b>7</b>	<b>STM-7</b>	<b>0.80</b>				
<b>SM-F</b>	<b>8</b>	<b>STM-8</b>	<b>0.90</b>				
<b>Site assessment question</b>			<b>Related SEA topic</b>	<b>Comment</b> <b>Information available – GIS/site visit?</b>	<b>Scoring pre mitigation</b>	<b>Mitigation</b>	<b>Scoring post mitigation</b>
<b>Climate change</b>							
Is the proposal close to a range of facilities? Can these be accessed by public transport?			Population and Human health	Yes there is a shop and post office in the village, as well as a restaurant / pub nearby.  St Mary's is on the route of the X1	+	N/A	+

		scheduled bus service which links St Margaret's Hope with Kirkwall and Stromness.			
Is the proposal protected from prevailing winds?		St Mary's benefits from a degree of shelter from westerly winds; however it is more open to winds from other directions.	0	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The settlement has a southerly aspect and makes good use of solar gain.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Sites along the coast are at risk of coastal flooding and the eastern end of STR-6 is at risk of drainage flooding  Part of site 4 is considered to be at risk of drainage flooding.	-	The settlement statement notes that certain areas are at risk of coastal or drainage flooding. A Flood Risk Assessment is required for Site STM-6 and development of low lying parts of site STM-8 near the coast should be avoided.  The Orkney Local Flood Risk Management Plan includes an action to undertake a flood risk study of the village.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					

To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between St Mary's and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The nearby Loch of Ayre is identified as a LNCS. The site is important for wintering wildfowl, especially whooper swans.	?	The settlement statement notes the presence of the LNCS.	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Further development of the settlement is unlikely to affect any non-designated features.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		There is potential for otter presence around the nearby Loch of Ayre as well as in feeder burns and drainage ditches.  Development of sites 1 and 4 would be unlikely to affect any protected species.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Vegetation on site is improved grassland and has limited ecological value.	0	N/A	0
<b>Water</b>					
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?  Can the proposal connect to the public foul sewer?	Water	The proposal is close to St Mary's Bay which in turn forms part of Scapa Flow. The water quality and overall status of Scapa Flow are currently classed as good.  There is currently capacity at St Mary's waste water treatment works; however, should demand exceed available capacity, Scottish Water will initiate a Growth Project once one development	0	N/A	0

		meets the 5 Growth Criteria.			
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	Sites 1 and 4 are on greenfield land which is classed as 4 <sub>1</sub> <i>Land capable of producing a narrow range of crops.</i>	-	Sites STM-1 and STM-4 are adjacent to the settlement boundary so the principle of development is considered to be a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0

Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	St Mary's is not within the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Sites 1 and 4 are adjacent to the current settlement boundary.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.  New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .  Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) identifies St Mary's as being within the <i>Coastal Basins</i> landscape type.	?		0
<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	Loch of Ayre Broch is located at the N end of the loch.	?	The settlement statement requires development proposals in STM-2 to avoid impacting on the setting of the broch.	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with	No.	0	N/A	0

	landscape				
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	Listed buildings in St Mary's are the Corn Store on the shore, the pier, the former drill hall and Elrose.	?	These sites are noted in the settlement statement and new development is required to retain historic features.	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	No, the nearest educational facilities are the St Andrews Primary School in Toab and the Kirkwall Grammar School in Kirkwall. The nearest health facilities are in Kirkwall.	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and	Population, human health	The proposal is unlikely to affect access	0	N/A	0

connectivity and accessibility to open space, or result in a loss of open space?	or material assets	to open space.			
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposal is unlikely to affect core path links or any other key access network.	0	The settlement statement requires the necessary infrastructure connectivity for neighbouring allocations to be provided.	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	There is currently capacity at St Mary's waste water treatment works; however, should demands exceed available capacity, Scottish Water will initiate a Growth Project once one development meets the 5 Growth Criteria.  An 8" AC water main crosses site STM-8. The developer should contact Scottish	0	The settlement statement notes the presence of the water main.	0

		Water as early as possible to discuss whether a diversion would be permitted, if required.			
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	Sites 1, 4 and 8 would require a new access road from the A961. This would require extension of the existing footway network. The remaining sites could be developed from the existing road infrastructure, with some limited improvements required.	-	The settlement statement provides guidance on requirements for vehicular and pedestrian access provision within the settlement.	0

<b>TOAB</b>			<b>Source of site suggestion:</b> Site 6 and 7 were submitted in response to the Call for Sites. The remaining sites were brought forward from the Orkney LDP 2014.		<b>Summary Description:</b>  Toab is a village in the parish of St Andrew's. It is a modern settlement: the only buildings which existed before 1900 are at the former school. Development has mainly occurred since the mid-twentieth century between the old school and the new school at the junction of the A960 and the B9052, taking three forms: single dwellings; the new school; and housing developments built around access roads.  Sites 6 and 7 are located to the west of the Toab settlement boundary, as indicated in the current LDP. Sites 6 and 7 were included in MIR Option 2 but not Option 1.  Option 1 has been taken forward into the Proposed Plan.		
<b>OLDP 2014</b>	<b>MIR 2015</b>	<b>OLDP 2017</b>	<b>Site size: ha</b>	<b>Current Use:</b> <b>Agriculture</b>			
T-D	1	TB-1	0.90				
T-A	2	TB-2	1.40				
T-B	3	TB-3	0.50				
T-C	4	TB-4	0.10				
	5 6 7	TB-5	0.70				
<b>Site assessment question</b>			<b>Related SEA topic</b>	<b>Comment</b>	<b>Scoring pre mitigation</b>	<b>Mitigation</b>	<b>Scoring post mitigation</b>
<b>Climate change</b>							

Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	Facilities in Toab include St Andrews Primary school, as well as a shop and post office. A restaurant / bar, community centre and games pitches are also within 10 minutes walking distance.  The sites are also on the Service 3 scheduled bus route which links Deerness, Toab and Tankerness with Kirkwall.	+	N/A	+
Is the proposal protected from prevailing winds?		Higher land to the S and W provides a degree of shelter.	+	Policy 2 <i>Design</i> requires new development to demonstrate how it will minimise use of energy and maximise opportunities for shelter.	+
Site aspect – does the proposal make best use of solar gain?		The land slopes gently toward the NE, with a relatively open aspect, and benefits from solar gain throughout most of the day.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Coastal flood risk adjacent to sites TB-1, TB-2, TB-3 and TB04.  Parts of sites 6 and 7 are at risk of drainage flooding.	-	Potential flood risk is highlighted in the settlement statement. Flood Risk Assessments are required for sites TB-1, TB-2, TB-3 and TB-4.  Sites 6 and 7 are not included in the Proposed Plan.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	Unlikely.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					
To what extent will the proposal affect any international or national biodiversity		There is no connectivity between the proposal and any of Orkney's international and national designations.	0	N/A	0

designation, e.g. SAC/SPA/Ramsar/SSSI?		Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.			
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		Toab borders the Bay of Suckquoy Local Nature Conservation Site which includes areas of saltmarsh and mudflats as well as patches of heather and semi-natural grassland. A narrow strip of heather and semi-natural grassland borders the coastline.	?	Development should fulfil the requirements of Policy 9 <i>Natural Environment and Landscape</i> .	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Development of these allocations is unlikely to affect any non-designated features as they are currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The nearby Burn of Quoykea and Burn of Voy enter the sea at the Bay of Suckquoy. Otters are known to use these burns and may also use drainage ditches bordering the proposal as access routes.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		The adjacent drainage ditches may be used as access routes by otters. Vegetation on site is predominantly improved grassland with limited ecological value.	?		0
<b>Water</b>					

<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p> <p>Can the proposal connect to the public foul sewer?</p>	Water	<p>The proposal is close to the Bay of Suckquoy and wider Deersound, which in turn is located within the Burgh Head – Mull Head coastal area. The water quality and overall status of Burgh Head – Mull Head are currently classed as high.</p> <p>Greentoft Waste Water Treatment Works is a very small works and is a considerable distance from most of the settlement, so it may not be economically feasible for new development to connect to the public sewerage network.</p>	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
<p>Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)</p>	Water	No.	0	N/A	0
<p>Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?</p>	Water and Biodiversity, Fauna and Flora	There are no wetlands or boggy areas on site.	0	N/A	0
<p>For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?</p>	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
<p>Is the proposal on greenfield or brownfield land?</p> <p>Does it result in the loss of high quality agricultural land?</p>	Material Assets and Soils	Greenfield sites. The land is identified as category 4 <sub>2</sub> , capable of producing a narrow range of crops.	-	The principle of development may be a sustainable option as the sites are located close to services and facilities.	0
<p>Are there any contaminated soil issues on the proposal and if so, will the option reduce</p>	Material Assets and	No.	0	N/A	0

contamination?	Soils				
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		No.	0	N/A	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The proposal is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Uncertain, sites 6 and 7 are currently separated from the Toab settlement boundary by one field.	?	New development should comply with Policy 9 <i>Natural Environment and Landscape</i> .  Policy 2 <i>Design</i> includes a set of fundamental principles with which all development should comply.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Coastal Basin landscape character type. It recommends that new buildings should be oriented with respect to the contours of the land and with the sea..  There is no wild land in the area.	?	The settlement statement provides design guidance which development should adhere to in order to ensure the settlement retains its rural character.	0

Cultural Heritage					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	The Sebay Meal Mill, which is category B listed, is close to site 7.	?	Site 7 is not included in the Proposed Plan.	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0

<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	Yes, St Andrews Primary School is within 5 minutes walking distance of both sites.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or result in a loss of open space?	Population, human health or material assets	Development of sites 6 and 7 would not affect access to open space.  An area in Toab previously classified as open space has been de-classified as it is not publicly accessible. This is unlikely to affect connectivity or accessibility to open space.	0	N/A	0
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposal would not affect core path links or other key access networks such as cycle paths, coastal paths and rights of way.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Uncertain.	?	Guidance is available in the Orkney Open Space Strategy.	?
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0

Deliverability/sustainability constraints						
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	No option to connect to public waste water treatment facility.  Greentoft Waste Water Treatment Works is located in the centre of site TB-4. The developer should contact Scottish Water as soon as possible to discuss the development of this site and to ensure it will not impact on the operation of the Works.	-		Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage. The settlement statement notes the presence of the Waste Water Treatment Works.	0
Are there any vehicular access constraints or opportunities - is the road network capable of accommodating traffic generated?	Material assets and climatic factors	The council has recently constructed a new unsegregated cycle track from the Toab shop to St Andrews Primary School. Any development of these sites would require road improvement works, including new footways, extension of the speed limits and street lighting.  Sites 6 and 7 are well outside the current settlement boundary and would therefore require some fairly major infrastructure improvements.	0	-	Sites 6 and 7 are not included in the proposed Plan.  Settlement statement requires the provision of pedestrian access to local footpaths, public transport and services.	0

SCAPA BEACH			Source of site suggestion:	Summary Description:
MIR 2015	OLDP 2017	Site size: ha	Submitted in response to the Call for Sites.	Scapa Beach is located approximately 2km to the south of Kirkwall on the northern coast of Scapa Bay. Only one option is proposed for Scapa beach.
1		1.65	Current Use: Agriculture	
				<b>This site is not included in the Proposed Plan.</b>

Site assessment question	Related SEA topic	Comment Information available – GIS/site visit?	Scoring pre mitigation	Mitigation	Scoring post mitigation
<b>Climate change</b>					
Is the proposal close to a range of facilities? Can these be accessed by public transport?	Population and Human health	The proposal is more than 15 minutes walking distance from the town centre.  However, the Council's Marine Services are based nearby and Scapa Pier is approximately 1km to the SE. The proposal is located on the Kirkwall Town Service scheduled bus route.	+	N/A	+
Is the proposal protected from prevailing winds?		Higher ground to the west offers protection from NW, W and SW winds.	+	The settlement statement will provide guidance on how to achieve benefit from shelter and solar gain through the form, orientation and design of buildings.	+
Site aspect – does the proposal make best use of solar gain?		Yes, site has a southerly aspect.	+		+
Is the proposal thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water and Human Health	Yes, parts of the proposal are identified as being at significant risk of coastal or drainage flooding.	-	Areas at risk of flooding will be highlighted in the settlement statement.	0
Could the development of the proposal help alleviate any existing flooding problems in the area?	Water	No.	0	N/A	0
<b>Biodiversity, Flora and Fauna</b>					

To what extent will the proposal affect any international or national biodiversity designation, e.g. SAC/SPA/Ramsar/SSSI?		There is no connectivity between the proposal and any of Orkney's international and national designations. Its development is therefore unlikely to have any effect on their qualifying interests or their integrity.	0	N/A	0
To what extent will the proposal affect any locally important designations such as LNRs or LNCSs.		The proposal is remote from any of Orkney's locally important designations and its development is unlikely to have any effect on their integrity.	0	N/A	0
To what extent will the proposal affect non designated features – e.g. trees, TPOs, hedges, woodland, species rich grasslands,		Proposal is unlikely to affect any non-designated features as it is currently managed for agriculture.	0	N/A	0
To what extent will the proposal affect Protected Species –e.g. bats, otters, etc.?		The proposal is adjacent to both Crantit Canal and Scapa Bay. Otters are known to use the Canal as they move between the marine and freshwater environments.	?	The potential for otters to be present in areas close to waterbodies and drainage ditches is highlighted in the introduction to the settlement statements.	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		There is potential for the development to encroach upon the banks of the Crantit Canal. SEPA recommends that a buffer of at least 6m should be maintained between any new development and a water course.	?	The Settlement Statement will highlight the presence of the water course.	0
<b>Water</b>					
Could the proposal result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan? Can the proposal connect to the public foul sewer?	Water	The proposal is close to both Crantit Canal and Scapa Flow. Crantit Canal is not routinely monitored; however the water quality and overall status of Scapa Flow are currently classed as good. There is no option to connect to the public	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0

		foul sewer.			
Could the proposal have a direct impact on the water environment (for example result in the need for watercourse crossings or allow the de-culverting of a watercourse?)	Water	Unlikely.	0	N/A	0
Does the proposal avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs), i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	No.	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the proposal which may be affected?	Water and Human Health	No.	0	N/A	0
<b>Soils</b>					
Is the proposal on greenfield or brownfield land? Does it result in the loss of high quality agricultural land?	Material Assets and Soils	This is a greenfield site. The land is identified as category 4 <sub>1</sub> , capable of producing a narrow range of crops.	-	Site 1 is adjacent to the Scapa settlement; therefore the principle of development is considered a sustainable option.	0
Are there any contaminated soil issues on the proposal and if so, will the option reduce contamination?	Material Assets and Soils	No.	0	N/A	0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No.	0	N/A	0
<b>Geology</b>					
Are there any national geodiversity sites that could be affected by the proposal?		The proposal is remote from any of Orkney's national geodiversity sites and its development is unlikely to have any	0	N/A	0

		effect on their integrity.			
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		The proposal is remote from any of Orkney's local geodiversity sites and its development is unlikely to have any effect on their integrity.	0	N/A	0
<b>Landscape</b>					
To what extent will any designated sites be affected – including NSAs and local landscape designations?	Landscape	The proposal is remote from the Hoy and West Mainland NSA.	0	N/A	0
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site 1 is immediately adjacent to the Scapa settlement boundary.  However development on the site is likely to be significantly restricted due to flood risk issues.	0	The settlement statement will provide guidance on siting, layout and design, in order to promote development that is sensitive to the local character of the landscape.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape	The Orkney Landscape Character Assessment (1998) classifies this area as the Coastal Basin landscape character type. Proximity to Scapa Bay is an important feature of this area.  There is no wild land in the area.	?		0
<b>Cultural Heritage</b>					
Is development of the proposal likely to affect any scheduled monuments or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any locally important archaeological site?	Cultural heritage, & links with	A souterrain (underground chamber), located in the adjacent field to the north, is included in the local Sites and	?	The settlement statement will highlight the presence of the monument.	0

	landscape	Monuments list.			
Is development of the proposal likely to affect any listed buildings and/or their setting?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect any Inventory Garden and Designed Landscape?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to affect the Heart of Neolithic Orkney World Heritage Site?	Cultural heritage, & links with landscape	No.	0	N/A	0
Is development of the proposal likely to result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, & links with landscape	No.	0	N/A	0
<b>Service Infrastructure</b>					
Are there educational or health facilities nearby?	Population	The Balfour Hospital and Kirkwall Health centre are located approximately 2 km to the north. A new Healthcare Campus is due to be constructed close to the existing facilities.	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space, or	Population, human health or material	Scapa is a popular amenity beach and many people enjoy walking in the area. However, development of site 1 would not	0	N/A	0

result in a loss of open space?	assets	affect open space or connectivity.			
To what extent will development of the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population, human health, material assets or climatic factors	The proposal is unlikely to affect core path links or other key access networks such as cycle paths, coastal paths and rights of way. The Crantit Trail is a popular Core Path alongside part of the Crantit Canal; however it does not extend along the full length of the Canal.	0	N/A	0
Is there any opportunity to enhance the green network through for example green infrastructure on site?	Population, human health or material assets	Unlikely due to flood risk.	0	N/A	0
<b>Material assets</b>					
Will development of the proposal minimise demand on primary resources e.g. does it re-use an existing structure or recycle or recover existing on-site materials / resources?		New development will link into existing road/ path infrastructure and services.	0	N/A	0
Is the proposal in the vicinity of a waste management site and could its development therefore compromise the waste handling operation?	Human health	No.	0	N/A	0
<b>Deliverability/sustainability constraints</b>					
Will the proposal be delivered within the LDP timeframe? Are there any site servicing constraints, e.g. waste water treatment capacity?	Material assets	No option to connect to public waste water treatment facilities.	-	Private foul water drainage will be deemed acceptable for small scale developments, provided that they comply with the current LDP policy on waste water drainage.	0
Are there any vehicular access constraints or opportunities - is the road network capable of	Material assets and	A low volume of housing development on	0	The settlements statement should highlight that access	0

accommodating traffic generated?	climatic factors	site 1 does not raise any concerns.		to the development site should be addressed, along with any necessary road improvements, in a Development Brief and Transport Assessment.	
----------------------------------	------------------	-------------------------------------	--	---	--